



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

TOOTING BEC ROAD TOOTING BEC



SOLD

REF: 2611574

2 Bed, Purpose Built Apartment, Communal Garden, 1 Underground Parking Space

Private Block of 12 Flats - Sinking Fund in Place - Two Double Bedrooms - Share of Freehold - Secure Parking - Bright and Airy

Private block complete with **SHARE OF FREEHOLD & Off Street Parking**. This very well proportioned and lovingly cared for first floor, two double bedroom apartment would make a fantastic first time purchase or pied a terre. Set some way back from the road, the flat offers; a lovely, bright south facing reception room; two double bedrooms; fitted kitchen; modern bathroom and the added benefit of off street parking and a large communal garden. Located on Tooting Bec Road, "The Elms" is a short wal... **continued below**

Train/Tube - Balham, Tooting Broadway, Wandsworth Common, Tooting Bec

Local Authority/Council Tax - Wandsworth

Tenure - Share of Freehold

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bedroom 1



Kitchen



Bathroom



Bedroom 2



Hallway



Reception



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External



View



Secure Underground Parkin



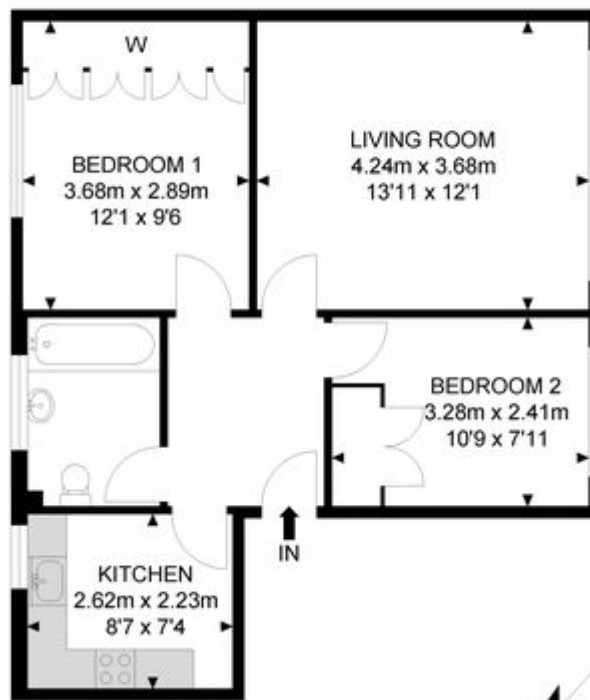
Communal Gardens



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The Elms



2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 548.95 SQ FT / 51.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Located on Tooting Bec Road, "The Elms" is a short walk to Tooting Bec Station (Northern Line), the ever popular green space of Tooting Bec Common and the abundance of local amenities available on Tooting High Street. Moments from your front door you will also find a Salisbury's local. This is really an ideal purchase for City workers on the go. Offered to the market chain free.

Tenure Details

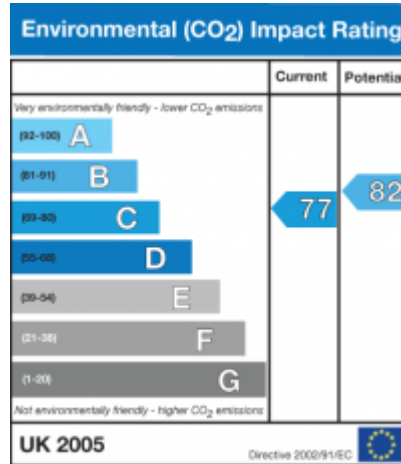
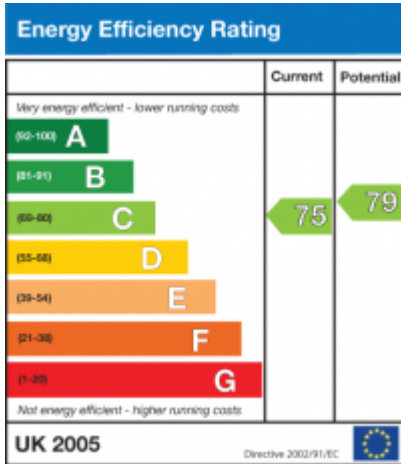
Tenure - Share of Freehold

Lease Length - 950 years

Service Charges - £1500 per year



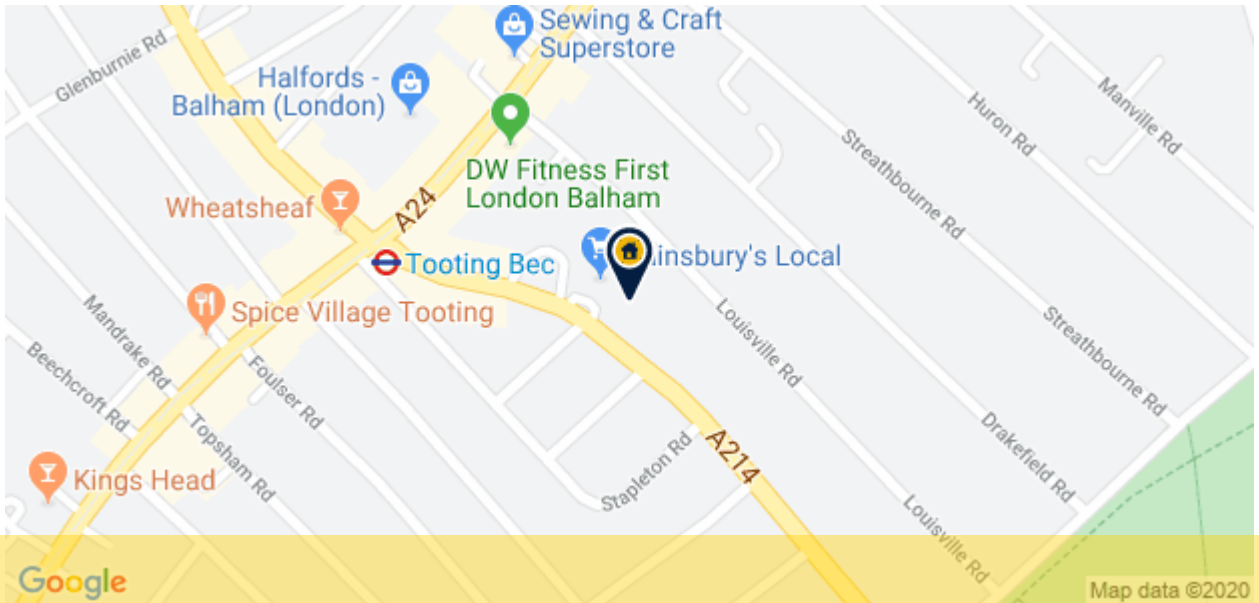
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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Tooting Sales Office quoting 2611574

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.